



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JANUARY 19, 2021

Planning Board members present: Alastair Millns; Neil Anketell; Bill Boyd (Town Council Ex-Officio) and Alternate Nelson Disco.

Planning Board members absent: Robert Best; Paul McLaughlin & Lynn Christensen

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Alastair Millns called the virtual meeting to order at 7:00 p.m. and read the procedures & processes for the virtual meeting. He appointed Nelson Disco to sit for the vacant member seat.

2. Planning & Zoning Administrator's Report

None.

- 3. City Bay Realty, LLC (applicant/owner)** – Continued Review of a Waiver of Full Site Plan for the construction of a 1,425 square foot “Play Area” for an existing child daycare use. The parcel is located at 416 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Flood Hazard Conservation, Elderly Housing and Town Center Overlay Districts. Tax Map 5D-4 Lot 003. Case # PB2021-01. ***This item is continued from the January 5, 2021 Planning Board meeting.***

Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates.

The Board voted 4-0-0 by roll call vote to grant conditional final approval on a motion made by Bill Boyd and seconded by Nelson Disco.

- 4. Wonderland farm, LLC (applicant) and Linda Raymond (owner)** - Conceptual discussion regarding a proposed Christmas Tree Farm (construction of site improvements and Christmas tree sales). The parcels are located at 105 and 107 Turkey Hill Road in the R-1 (Residential, by soils), and Aquifer Conservation Districts. Tax Map 4C, Lots 229 and 229-01.

Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates and Derek Gagnon, applicant.

Public Comment was received via email from: Robert & Debra Uttero, 5 Acacia Street; and Bradford Parkhurst, Sr., 109 Turkey Hill Road.

5. Discussion/possible action regarding other items of concern

- **5 & 7 Watkins Road Lot Line Adjustment Extension Request**

The Board voted 4-0-0 to grant a six month extension to the conditional approval of the 5 & 7 Watkins Road Lot Line Adjustment on a motion made by Nelson Disco and seconded by Bill Boyd.

6. Approval of Minutes — January 5, 2021

The Board voted 3-0-1 by roll call vote to approve the minutes of January 5, 2021, as drafted, on a motion made by Bill Boyd and seconded by Nelson Disco. Neil Anketell abstained.

7. Adjourn

The Board voted 4-0-0 by roll call vote to adjourn at 7:54 p.m. on a motion made by Bill Boyd and seconded by Nelson Disco.